092.0	0007	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	706,600	/	706,600
USE VALUE:	706,600	/	706,600
ASSESSED:	706,600	/	706,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
63		EPPING ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARA JOHN H JR & NANCY A
Owner 2:	
Owner 3:	
Street 1:	63 EPPING STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,878 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1969, having primarily Wood Shingle Exterior and 2029 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5878.000	289,200		417,400	706,600
Total Card	0.135	289,200		417,400	706,600
Total Parcel	0.135	289,200		417,400	706,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 348.28 | /Parcel: 348.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 59938
GIS Ref
GIS Ref
Insp Date 03/25/09

PREVIOUS ASSESSMENT

Parcel ID 092.0-0007-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	289,300	0	5,878.	417,400	706,700	706,700	Year End Roll	12/18/2019
2019	101	FV	227,200	0	5,878.	423,400	650,600	650,600	Year End Roll	1/3/2019
2018	101	FV	227,200	0	5,878.	316,100	543,300	543,300	Year End Roll	12/20/2017
2017	101	FV	227,200	0	5,878.	286,200	513,400	513,400	Year End Roll	1/3/2017
2016	101	FV	227,200	0	5,878.	274,300	501,500	501,500	Year End	1/4/2016
2015	101	FV	223,700	0	5,878.	232,600	456,300	456,300	Year End Roll	12/11/2014
2014	101	FV	223,700	0	5,878.	220,600	444,300	444,300	Year End Roll	12/16/2013
2013	101	FV	223,700	0	5,878.	209,900	433,600	433,600		12/13/2012

!7551!

PRINT

Date	Time
12/10/20	22:10:34

LAST REV

Date	Time
03/26/09	10:18:23
apro	
7551	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	893-79		8/16/1977		49,900	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
3/25/2009	Measured	197	PATRIOT
1/26/2000	Mailer Sent		
1/26/2000	Measured	263	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	59938
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5878		Sq. Ft.	Site		0	70.	1.01	5									417,439						417,400	

Total AC/HA:	0.13494	Total SF/SM:	5878	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	417,439	Spl Credit		Total:	417,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1969	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	30.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	30.5	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.31964278
Const Adj.:	0.99000001
Adj $ / SQ:	176.370
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	416164
Depreciation:	126930
Depreciated Total:	289234

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

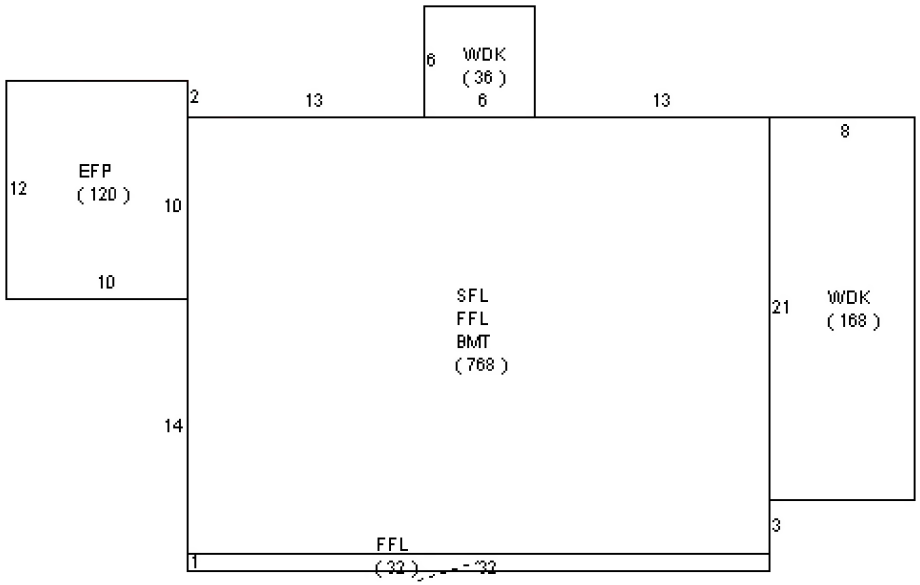
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	176.37
Special Features:	0	Val/Su Net:	108.72
Final Total:	289200	Val/Su SzAd	184.44

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	800	176.370	141,096
BMT	Basement	768	73.550	56,484
SFL	Second Floor	768	176.370	135,452
WDK	Deck	204	10.790	2,202
EFP	Enclos Porch	120	49.410	5,930

Net Sketched Area:	2,660			Total:	341,164
Size Ad	1568	Gross Are	2660	FinArea	2029

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 092.0-0007-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	